City of Gunnison

March 18, 2015

Gunnison County Planning Commission
200 West Virginia
Gunnison, CO 81230

RE: Vista Business Center Subdivision

Dear Commissioners:

Thank you for giving us the opportunity to comment on the preliminary plan for the Vista Business Center. The following comments are based on the submitted application material and its relation to the *Gunnison Three Mile Plan and Urban Growth Boundary, City of Gunnison, Colorado* and the *City of Gunnison Master Plan.*

Based on the existing Three-Mile Map, the property is designated as Rural Residential (1 unit per 5-35 or more acres) and is located outside of the Urban Growth Boundary. One of the objectives of the *Three-Mile Plan* is to encourage infill development within the City limits and to "Limit new commercial and industrial development to lands within or immediately adjacent to existing City commercial and industrial zones." The proposed industrial use on this site is not contemplated by the *Three-Mile Plan.*

Historically, the City has been vocal about proposed uses with associated retail sales because sales tax is a critical component of the City's General Fund. The Planning and Zoning Commission absolutely opposes any proposed uses in this subdivision that would permit retail sales.

If this LUR application is approved by the County, the City Planning and Zoning Commission urges the development of a highway landscape buffer to mitigate visual impacts The open space/buffer width appears to be approximately 100 feet between Highway 50 and proposed building envelopes. The Gunnison Rising Annexation has very detailed landscape and buffer standards and it would be appropriate to require very specific performance buffer and landscape standards.

Access is proposed off Industrial Park Road and Vader Lane, which are accessed off Highway 50. It is expected that the applicant, the County and CDOT will coordinate on the highway access. The City, the Colorado Department of Transportation (CDOT) and the County have adopted the Highway 50 Access Control Plan, however does not extend to the Signal Peak Industrial Park. The City was held to half mile separations on the outskirts of the city limits.

SCANNED

received
4.13.15

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The City also strongly encourages the County to address stormwater management and water quality concerns that are associated with industrial uses. Water quality Best Management Practices should be employed to mitigate possible water quality degradation.

We appreciate the opportunity to review this application.

Sincerely,

Greg Larson
Chair, Planning and Zoning Commission